Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

New Bedford Public Schools
455 County Street
New Bedford, Massachusetts 02740

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455 County Street
New Bedford, Massachusetts 02740

PREPARED BY:
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ON SITE DATE:
July 7-8, 2021

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary Schools
Number of Buildings	2
Main Addresses	Carlos Pacheco Elementary School: 261 Mt. Pleasant Street, New Bedford, Massachusetts 02740 Jireh Swift Elementary School: 2203 Acushnet Avenue, New Bedford, Massachusetts 02740
Sites Developed	Carlos Pacheco Elementary School: 1922 Jireh Swift Elementary School: 1908
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 7-8, 2021
Management Point of Contact	Mike Medieros, Manager of Facilities and Kevin Clapper, Facilities Coordinator 508.997.4511 kclapper@newbedfordschools.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Ralph Manglass
Reviewed By	Travis White Program Manager Travis.White@bureauveritas.com 800.733.0660 x6298
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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Portfolio-Level Findings and Deficiencies

Historical Summary

Both school buildings were constructed in the early 1900's and have not been substantially modified since then. Jireh Swift school has an added single story classroom building on a concrete foundation which is reportedly around 30 years old.

Architectural

Both buildings have had their original windows and exterior doors replaced. The windows in both buildings are near the end of their expected useful life. Both buildings have older built-up roof surfaces that appear to be laid over the original roofing and are near the end of their expected useful life. Both building facades are in need of restoration. Worn and cracked mortar joints and heavily worn sandstone ornamentation pieces are widespread on both structures. The interior finishes of both buildings are essentially the original components having undergone periodic refinishing(wood floor refinishing, painting of walls and ceilings). The Jireh Swift building has a history of water penetration through the exterior masonry which has affected large areas of interior walls. The Carlos Pacheco building has problems with a buckling wood floor in the basement level gymnasium which appears to be form water entry (there were past problems with a deteriorating plaster wall in that area).

Both school buildings require substantial architectural component upgrades in the short term along with water entry studies. The roofing and exterior wall finishes at the classroom building at Jireh Swift school are budgeted for replacement in the short term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Both schools have steam heating systems that utilize the original piping systems. Neither school building has any type of forced ventilation and instead uses the original gravity exhaust duct scheme dating back to the original construction, which tends to waste a lot of heat during the heating season. There is no means for measuring air flow or air quality in the school buildings. The classroom building at Jireh Swift School also has limited ventilation. Complete HVAC system design and upgrades are anticipated for both school buildings in the short term.

The Jireh Swift school has a very antiquated electrical system which has had numerous added panels over time to help keep up with increasing electrical demands since its construction. Similarly, the Carlos Pacheco system suffers from insufficient capacity (400 A total) and aging components. Both buildings are budgeted for a full electrical system upgrade.

The fire systems at Carlos Pacheco school consist of local pull stations and alarms. There is no central fire panel and no fire sprinkler system. The Jireh Swift school has a fire panel with detection and alarms in the classroom building but only pull stations and alarms(no detection) in the main building. The main building does have a fire sprinkler system. Complete fire system upgrades to both schools are budgeted in the near term.

Neither school is equipped with a vertical transportation system.

Site

Both sites have paved and wood chip play areas and play structures in fair condition. Both sites require sealing and restriping of the asphalt as no parking lines are visible.

Recommended Additional Studies

A façade study of the Jireh School building is needed to investigate water penetration. A basement water study is needed at the Carlos Pacheco gymnasium.

Design work will be needed prior to the HVAC and electrical system upgrades to the schools. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facilities were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility(year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Carlos Pacheco Elementary (1922)	$245	61,840	$15,177,515	6.0%	20.7%	23.6%	37.3%
Jireh Swift Elementary (1908)	$265	27,790	$7,355,513	9.3%	30.5%	40.1%	44.7%

Immediate Needs

Facility/Building	Total Items	Total Cost
Carlos Pacheco Elementary	7	$913,800
Jireh Swift Elementary	6	$686,200
Total	**13**	**$1,600,000**

Carlos Pacheco Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3153210	Carlos Pacheco Elementary	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$8,000
3147548	Carlos Pacheco Elementary	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$2,400
3147516	Carlos Pacheco Elementary	Kitchen	E1030	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	Failed	Performance/Integrity	$5,500
3147500	Carlos Pacheco Elementary	Throughout building	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace	Poor	Safety	$4,900
3147543	Carlos Pacheco Elementary	Building exterior	B2010	Caulking, Window Edge/Trim, per 36 SF Window (or 24 LF), Replace	Poor	Performance/Integrity	$25,200
3147520	Carlos Pacheco Elementary	Building exterior	B2010	Exterior Walls, Brick or Brick Veneer, 3+ Story Building, Repair/Repoint	Poor	Performance/Integrity	$813,200
3147547	Carlos Pacheco Elementary	Gymnasium	A2010	Basement Wall, any type, Epoxy Injection of Cracks, Repair	Poor	Performance/Integrity	$54,600
Total (7 items)							**$913,800**

Jireh Swift Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3153211	Jireh Swift Elementary		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$8,000
3147567	Jireh Swift Elementary	Building exterior	P2030	Architectural Study, Building Envelope, Façade, Evaluate/Report	Poor	Performance/Integrity	$7,500
3147597	Jireh Swift Elementary	Site	G2050	Playfield Surfaces, Chips Wood, 6" Depth, Replace	Poor	Performance/Integrity	$6,400
3147561	Jireh Swift Elementary	Throughout building	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace	Poor	Safety	$1,900
3147592	Jireh Swift Elementary	Boiler room	D3010	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace	NA	Environmental	$11,800
3147585	Jireh Swift Elementary	Building exterior	B2010	Exterior Walls, Brick or Brick Veneer, 3+ Story Building, Repair/Repoint	Poor	Performance/Integrity	$650,600
Total (6 items)							**$686,200**

Portfolio Level Key Findings

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Carlos Pacheco Elementary Throughout building

Uniformat Code: D4011
Recommendation: **Renovate in 2022**

Priority Score: **96.8**

Plan Type: Safety

Cost Estimate: $330,800

$$$$

No system in place - AssetCALC ID: 3147527

Emergency & Exit Lighting in Poor condition.

Exit Sign, LED
Carlos Pacheco Elementary Throughout building

Uniformat Code: D5045
Recommendation: **Replace in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $4,900

**$**$$$

Many not lighted - AssetCALC ID: 3147500

Emergency & Exit Lighting in Poor condition.

Exit Sign, LED
Jireh Swift Elementary Throughout building

Uniformat Code: D5045
Recommendation: **Replace in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,900

**$**$$$

Most not lighted. More needed - AssetCALC ID: 3147561

Fire Alarm System

Full System Upgrade, Standard Addressable
Carlos Pacheco Elementary Throughout building

Uniformat Code: D7051
Recommendation: **Upgrade/Install in 2022**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: $198,500

$$$$

Old system in place. Unsure of functionality - AssetCALC ID: 3147544

Exterior Walls in Poor condition.

Brick or Brick Veneer, 3+ Story Building
Jireh Swift Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Repair/Repoint in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: $650,600

$$$$

Widespread mortar wear/loss, sandstone trim erosion - AssetCALC ID: 3147585

Exterior Walls in Poor condition.

Brick or Brick Veneer, 3+ Story Building
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Repair/Repoint in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: $813,200

$$$$

Entire exterior including stone at stairs - AssetCALC ID: 3147520

Exterior Walls in Poor condition.

Aluminum Siding, 1-2 Story Building
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$**$$$

Trim at large windows missing/loose - AssetCALC ID: 3147526

Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2022**

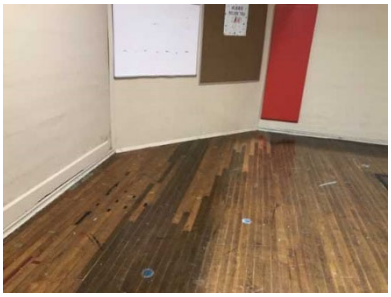
Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$**$$$

Wood window fill panels. - AssetCALC ID: 3147541



Basement Wall in Poor condition.

any type, Epoxy Injection of Cracks
Carlos Pacheco Elementary Gymnasium

Uniformat Code: A2011
Recommendation: **Repair in 2021**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: $54,600

**$$$**$

Leakage at lower level gym corner area. Buckling wood floor - AssetCALC ID: 3147547

Parking Lots in Poor condition.

Pavement, Asphalt
Carlos Pacheco Elementary Site

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $14,200

**$$**$$

Worn striping - AssetCALC ID: 3147542

Playfield Surfaces in Poor condition.

Chips Wood, 6" Depth
Jireh Swift Elementary Site

Uniformat Code: G2055
Recommendation: **Replace in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$**$$$

Bare soil - AssetCALC ID: 3147597

Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Carlos Pacheco Elementary Site

Uniformat Code: G2051
Recommendation: **Seal & Stripe in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$**$$$

Worn off striping - AssetCALC ID: 3147548

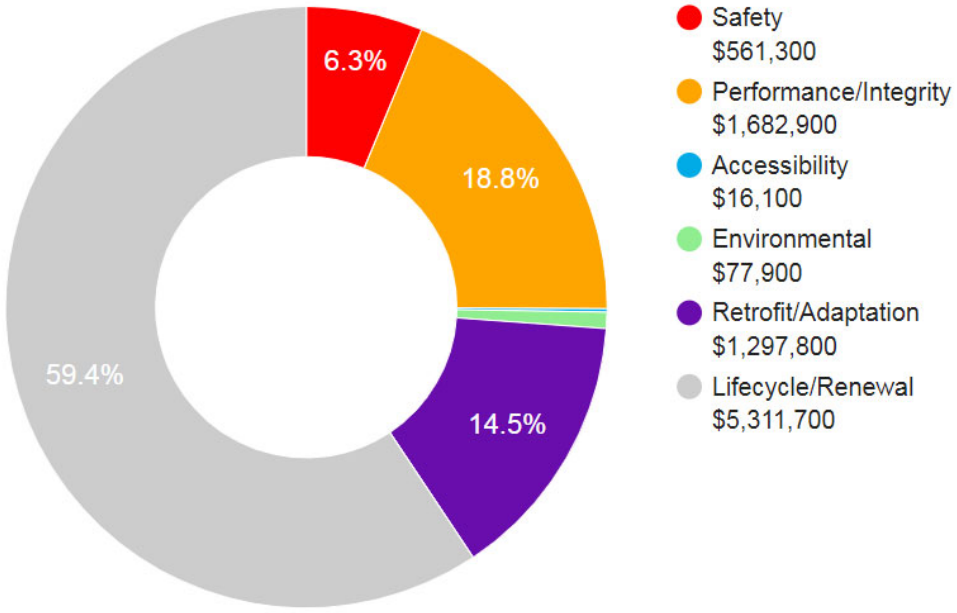
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

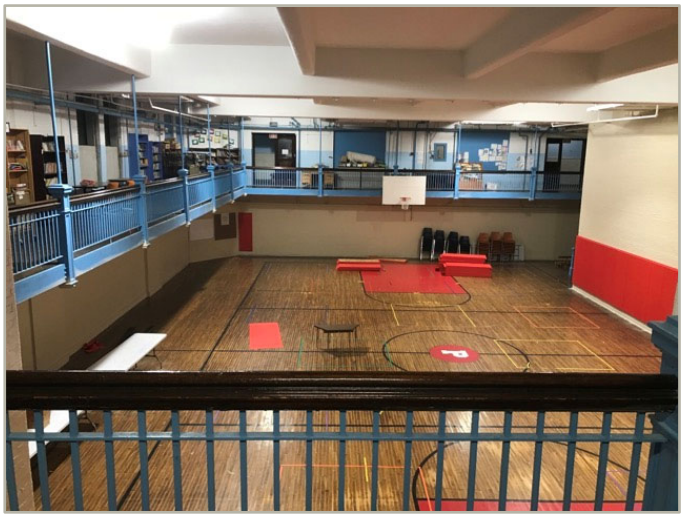
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $8,947,700

2. Carlos Pacheco Elementary School



Carlos Pacheco Elementary School: Systems Summary

Address	261 Mt. Pleasant Street, New Bedford, Massachusetts 02740	
Constructed/Renovated	1922	
Building Size	61,840 SF	
Number of Stories	Two above grade with one below-grade basement level	
Site Area	4.16 acres (estimated)	
Parking Spaces	42 total spaces all in open lots; None of which are accessible	
System	*Description*	*Condition*
Structure	Concrete over steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Sandstone, metal panels Windows: Aluminum	Poor
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and lath and plaster, ceramic tile Floors: Wood strip, terrazzo, sealed concrete Ceilings: Painted lath and plaster	Fair
Elevators	None	--

Carlos Pacheco Elementary School: Systems Summary

Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Steam Boilers feeding radiators Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Local alarms with exit signs only	Poor
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots and adjacent concrete sidewalks	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports court Limited benches	Fair
Landscaping and Topography	Limited including lawns, trees, bushes Irrigation not present No retaining walls Low site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Additional Studies	See Historical Summary in Section 1.	
Key Issues and Findings	Aged roofing, façade deterioration, older windows, undersized/antiquated electrical system, outdated HVAC system, inadequate/outdated fire alarm system.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Attic viewed from roof accessway; no lighting, safety concerns	

Carlos Pacheco Elementary School: Systems Expenditure Forecast

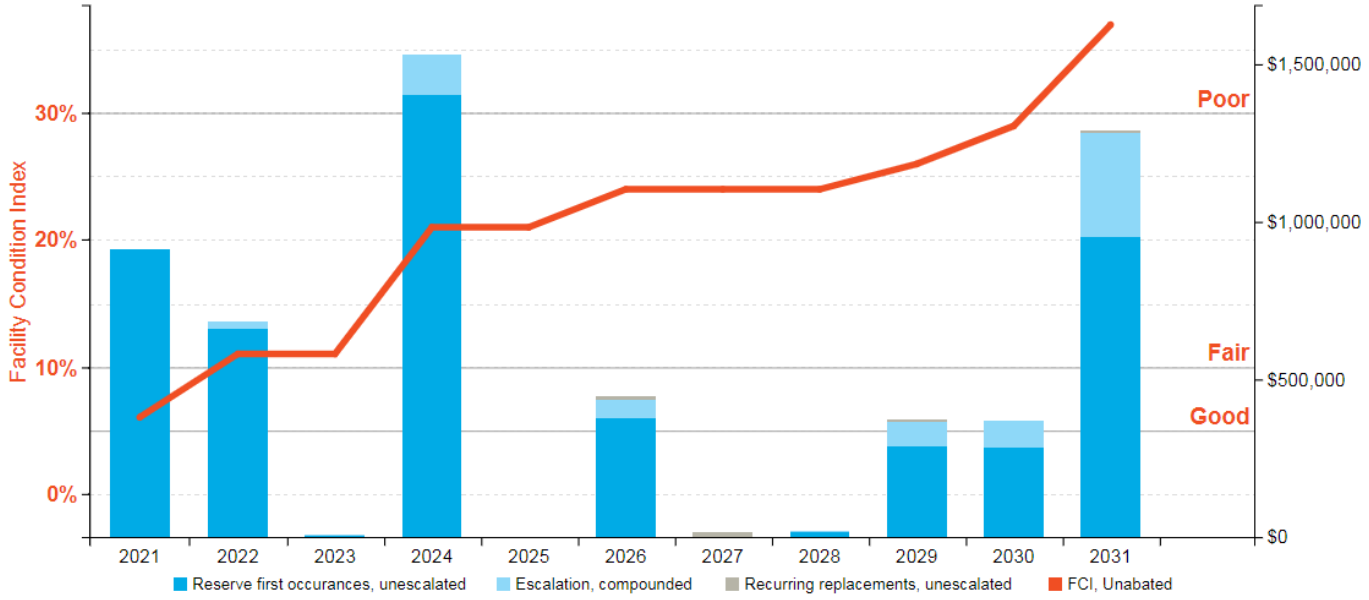
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$54,570	-	-	-	-	$54,570
Facade	$838,366	$3,967	-	$251,648	$2,221	$1,096,202
Roofing	-	-	$371,249	-	-	$371,249
Interiors	-	$52,900	$1,027,476	$726,078	$499,418	$2,305,872
Plumbing	-	-	$45,274	$444,626	$98,201	$588,101
HVAC	-	-	$373,213	$365,968	$10,251	$749,432
Fire Protection	-	$340,769	-	$1,381	$1,856	$344,006
Electrical	$4,943	-	$54,133	$234,454	$712,951	$1,006,481
Fire Alarm & Electronic Systems	-	$204,461	-	-	-	$204,461
Equipment & Furnishings	$5,457	-	$28,283	$14,738	$52,952	$101,430
Site Development	$2,407	$7,946	$79,694	$19,910	$193,227	$303,184
Site Utilities	-	$66,126	-	-	$5,100	$71,226
Site Pavement	-	$14,630	-	$16,960	$301,537	$333,127
Accessibility	$8,025	-	-	-	-	$8,025
TOTALS	**$913,800**	**$690,800**	**$1,979,400**	**$2,075,800**	**$1,877,800**	**$7,537,600**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Carlos Pacheco Elementary

Replacement Value: $ 15,177,515; Inflation rate: 3.0%



Carlos Pacheco Elementary School: Key Findings

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Carlos Pacheco Elementary Throughout building

Uniformat Code: D4011
Recommendation: **Renovate in 2022**

Priority Score: **96.8**

Plan Type: Safety

Cost Estimate: $330,800

$$$$

No system in place - AssetCALC ID: 3147527

Emergency & Exit Lighting in Poor condition.

Exit Sign, LED
Carlos Pacheco Elementary Throughout building

Uniformat Code: D5045
Recommendation: **Replace in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $4,900

**$**$$$

Many not lighted - AssetCALC ID: 3147500

Fire Alarm System

Full System Upgrade, Standard Addressable
Carlos Pacheco Elementary Throughout building

Uniformat Code: D7051
Recommendation: **Upgrade/Install in 2022**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: $198,500

$$$$

Old system in place. Unsure of functionality - AssetCALC ID: 3147544

Exterior Walls in Poor condition.

Brick or Brick Veneer, 3+ Story Building
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Repair/Repoint in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $813,200

$$$$

Entire exterior including stone at stairs - AssetCALC ID: 3147520

Exterior Walls in Poor condition.

Aluminum Siding, 1-2 Story Building
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$**$$$

Trim at large windows missing/loose - AssetCALC ID: 3147526

Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2022**

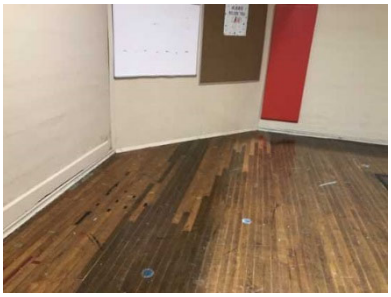
Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$**$$$

Wood window fill panels. - AssetCALC ID: 3147541



Basement Wall in Poor condition.

any type, Epoxy Injection of Cracks
Carlos Pacheco Elementary Gymnasium

Uniformat Code: A2011
Recommendation: **Repair in 2021**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: $54,600

**$$$**$

Leakage at lower level gym corner area. Buckling wood floor - AssetCALC ID: 3147547

Parking Lots in Poor condition.

Pavement, Asphalt
Carlos Pacheco Elementary Site

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $14,200

**$$**$$

Worn striping - AssetCALC ID: 3147542

Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Carlos Pacheco Elementary Site

Uniformat Code: G2051
Recommendation: **Seal & Stripe in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$**$$$

Worn off striping - AssetCALC ID: 3147548

Foodservice Equipment in Failed condition.

Freezer, 2-Door Reach-In
Carlos Pacheco Elementary Kitchen

Uniformat Code: E1038
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,500

**$**$$$

Marked "needs repair" - AssetCALC ID: 3147516

Caulking in Poor condition.

Window Edge/Trim, per 36 SF Window (or 24 LF)
Carlos Pacheco Elementary Building exterior

Uniformat Code: B2018
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $25,200

**$$**$$

Caulking needed along with facade masonry work. - AssetCALC ID: 3147543

Flooring in Poor condition.

Maple Sports Floor
Carlos Pacheco Elementary Gymnasium

Uniformat Code: C2038
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $51,400

**$$$**$

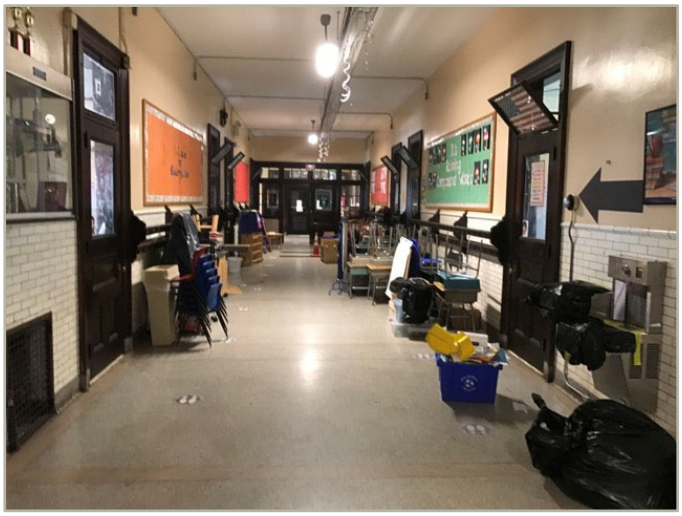
Looks original - AssetCALC ID: 3147536

Carlos Pacheco Elementary School: Photographic Overview

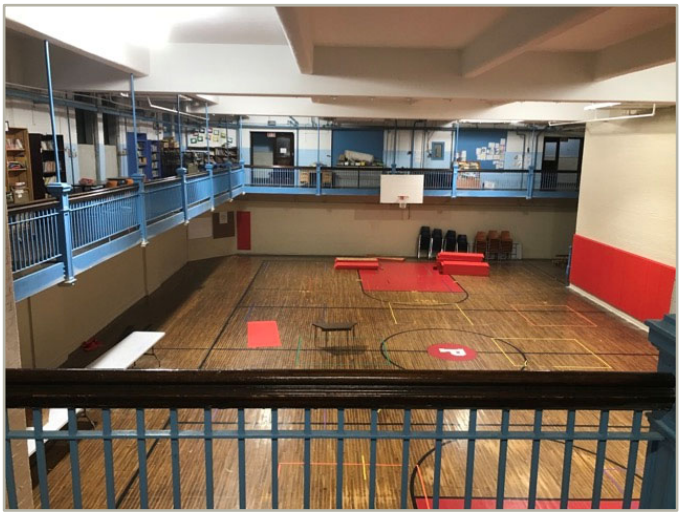
1 – FRONT/RIGHT ELEVATION

2 - REAR ELEVATION

3 - ROOF OVERVIEW



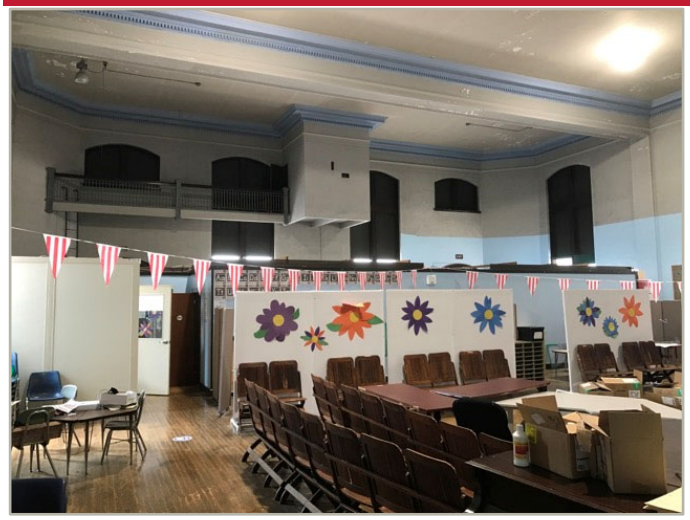
4 - CORRIDOR



5 - GYMNASIUM

6 – MECHANICAL ROOM

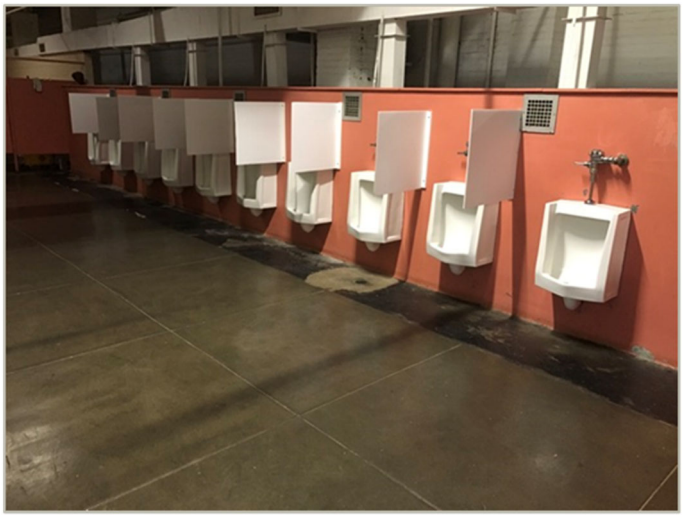
Carlos Pacheco Elementary School: Photographic Overview



7 – AUDITORIUM/MULTI USE SPACE

8 – CLASSROOM

9 – MAIN ELECTRICAL EQUIPMENT



10 – RESTROOM

11 – PLAY EQUIPMENT

12 – PARKING AREA

3. Jireh Swift Elementary School

Jireh Swift Elementary School: Systems Summary

Address	2203 Acushnet Avenue, New Bedford, Massachusetts 02740	
Constructed/Renovated	1908	
Building Size	27,790 SF	
Number of Stories	Three above grade with one below-grade basement level	
Site Area	1.54 acres (estimated)	
Parking Spaces	15 total spaces all in open lots; None of which are accessible	
System	*Description*	*Condition*
Structure	Masonry bearing walls with concrete decks supported by open-web steel joists or steel beams and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Sandstone Windows: Aluminum with glass and fiberglass panels	Poor
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster and brick, ceramic tile Floors: Wood strip, terrazzo, sealed concrete, ceramic tile Ceilings: Painted lath and plaster	Fair
Elevators	None	--

Jireh Swift Elementary School: Systems Summary

Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Steam Boilers, feeding radiators Supplemental components: None	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Several Main panels Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs in Classroom building. Horns and pull stations only in Main building.	Poor
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with adjacent concrete sidewalks	Fair
Site Development	Building-mounted signage; chain link fencing Playground and and court No site furnishings	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present No retaining walls Low site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas and a fuel oil tank	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Prefabricated modular classroom building on permanent foundation	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Additional Studies	See Historical Summary in Section 1.	
Key Issues and Findings	Old roofing, old windows, façade deterioration/water entry, undersized/antiquated electrical system, outdated HVAC system, inadequate fire alarm system.	

Jireh Swift Elementary School: Systems Summary

Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Main roof; lack of ladder or other means of access Attic; lack of ladder or other means of access

Jireh Swift Elementary School: Systems Expenditure Forecast

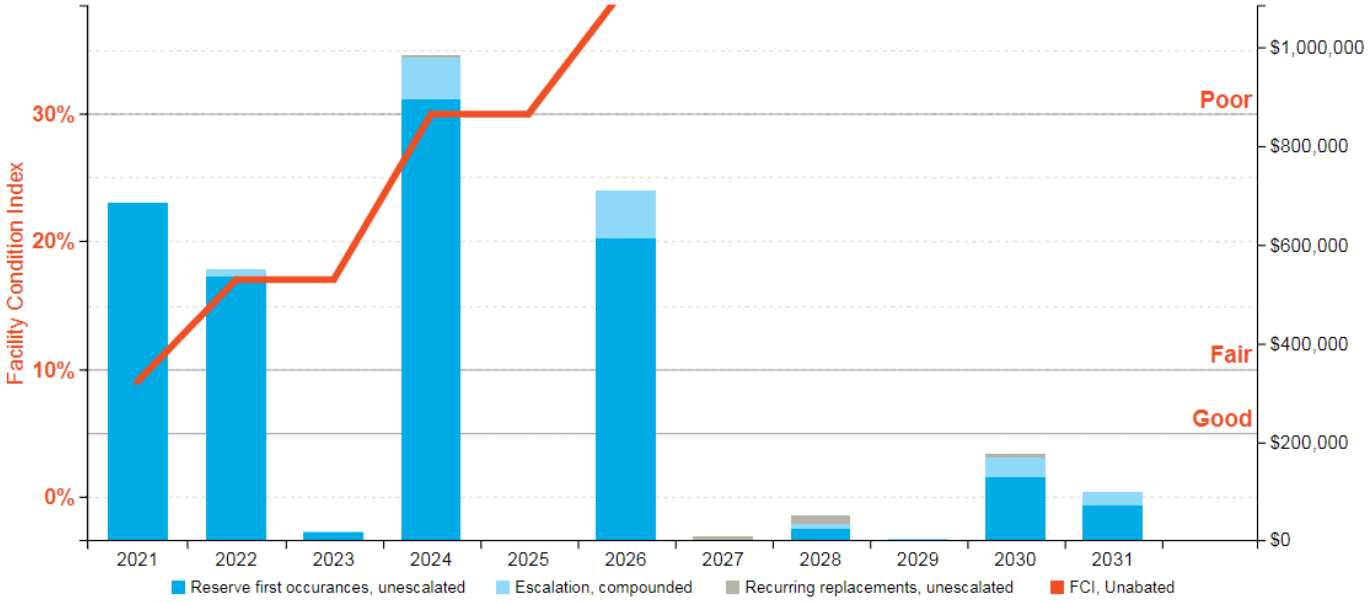
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$650,560	-	$210,524	$10,353	$1,808,009	$2,679,446
Roofing	-	-	$139,498	-	-	$139,498
Interiors	-	-	$612,199	$219,041	$267,557	$1,098,797
Plumbing	-	-	$1,612	$10,585	$41,134	$53,331
HVAC	$11,770	-	$574,505	$23,160	$52,383	$661,818
Fire Protection	-	-	$48,737	$1,219	$1,639	$51,595
Electrical	$1,883	$551,292	-	$2,530	$424,694	$980,399
Fire Alarm & Electronic Systems	-	-	$4,961	$17,039	$168,844	$190,844
Equipment & Furnishings	-	-	-	$9,402	$36,047	$45,449
Special Construction & Demo	-	-	-	-	$1,316,949	$1,316,949
Site Development	$6,420	$8,427	$29,230	$32,999	$89,034	$166,110
Site Utilities	-	-	$74,425	-	$1,414	$75,839
Site Pavement	-	$9,194	-	$10,659	$131,704	$151,557
Follow-up Studies	$7,490	-	-	-	-	$7,490
Accessibility	$8,025	-	-	-	-	$8,025
TOTALS	**$686,200**	**$569,000**	**$1,695,700**	**$337,000**	**$4,339,500**	**$7,627,400**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Jireh Swift Elementary

Replacement Value: $ 7,355,513; Inflation rate: 3.0%



Jireh Swift Elementary School: Key Findings

Emergency & Exit Lighting in Poor condition.

Exit Sign, LED
Jireh Swift Elementary Throughout building

Uniformat Code: D5045
Recommendation: **Replace in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,900

**$**$$$

Most not lighted. More needed - AssetCALC ID: 3147561

Exterior Walls in Poor condition.

Brick or Brick Veneer, 3+ Story Building
Jireh Swift Elementary Building exterior

Uniformat Code: B2011
Recommendation: **Repair/Repoint in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $650,600

$$$$

Widespread mortar wear/loss, sandstone trim erosion - AssetCALC ID: 3147585

Playfield Surfaces in Poor condition.

Chips Wood, 6" Depth
Jireh Swift Elementary Site

Uniformat Code: G2055
Recommendation: **Replace in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$**$$$

Bare soil - AssetCALC ID: 3147597

Recommended Follow-up Study: Building Envelope, Façade

Building Envelope, Façade
Jireh Swift Elementary Building exterior

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,500

**$**$$$

Water intrusion at brickwork - AssetCALC ID: 3147567

No photo available.

Supplemental Components

Tank Monitoring System, Fuel Oil
Jireh Swift Elementary Boiler room

Uniformat Code: D3013
Recommendation: **Replace in 2021**

Priority Score: **77.9**

Plan Type: Environmental

Cost Estimate: $11,800

**$$**$$

No monitor system for oil tank - AssetCALC ID: 3147592

No photo available.

ADA Miscellaneous

Level III Study, Includes Measurements
Jireh Swift Elementary

Uniformat Code: Y1091
Recommendation: **Evaluate/Report in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $8,000

**$**$$$

- AssetCALC ID: 3153211

Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Jireh Swift Elementary Throughout building

Uniformat Code: D5023
Recommendation: **Replace in 2022**

Priority Score: **54.8**

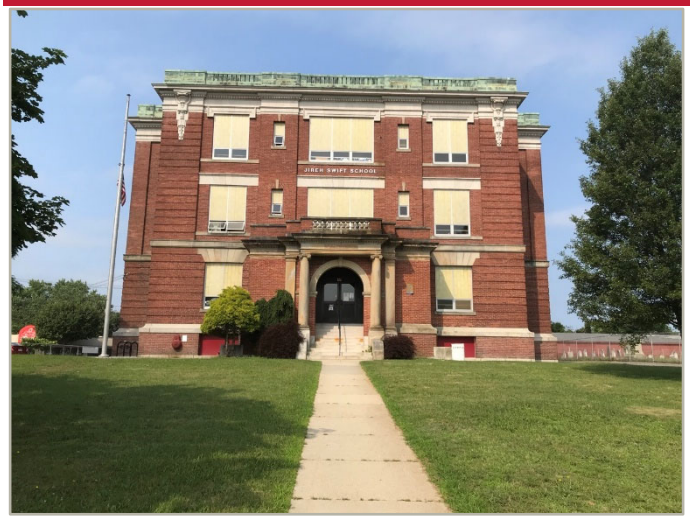
Plan Type: Retrofit/Adaptation

Cost Estimate: $535,200

$$$$

Very old system with various additions. No dedicated main panel. Inadequate power complaints - AssetCALC ID: 3147608

Jireh Swift Elementary School: Photographic Overview



1 – FRONT ELEVATION

2 - RIGHT ELEVATION

3 – REAR ELEVATION

4 – LEFT ELEVATION

5 – ROOF OVERVIEW

6 – FAÇADE OVERVIEW

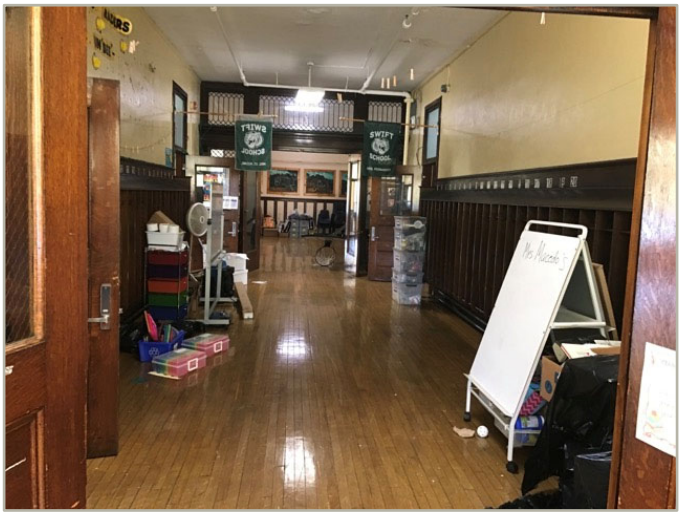
Jireh Swift Elementary School: Photographic Overview

7 – HEATING BOILER

8 – FUSE PANEL

9 - CLASSROOM

10 - AUDITORIUM



11 - CORRIDOR

12 – CLASSROOM BUILDING

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4. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the sites within the property boundaries, the exterior of the property, and the roofs, where noted.

See the *Key Spaces Not Observed Row* of the *Systems Summary* table in each building section to see specific areas of the various buildings that were not observed.

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5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The following table summarizes the accessibility conditions at each site included in this portfolio:

Portfolio: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Carlos Pacheco Elementary School	1922	No	Yes
Jireh Swift Elementary School	1908	No	Yes

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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Detailed follow-up accessibility studies are included for both buildings.as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

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6. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

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Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

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7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

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Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Certification

New Bedford Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Carlos Pacheco and Jireh Swift Elementary Schools, New Bedford, Massachusetts 02740, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Ralph Manglass,
Project Manager

Reviewed by:

Travis White,
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800.733.0660 x6832

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9. Appendices

Appendix A: Site and Floor Plans
Appendix B: Pre-Survey Questionnaire
Appendix C: Accessibility Review and Photos
Appendix D: Component Condition Report
Appendix E: Replacement Reserves
Appendix F: Equipment Inventory List

Appendix A:
Site and Floor Plans

Site Plan

Project Number	Project Name
150612.21R000-001.354	New Bedford Elementary Schools
Source	**On-Site Date**
Google	July 7, 2021

BUREAU VERITAS

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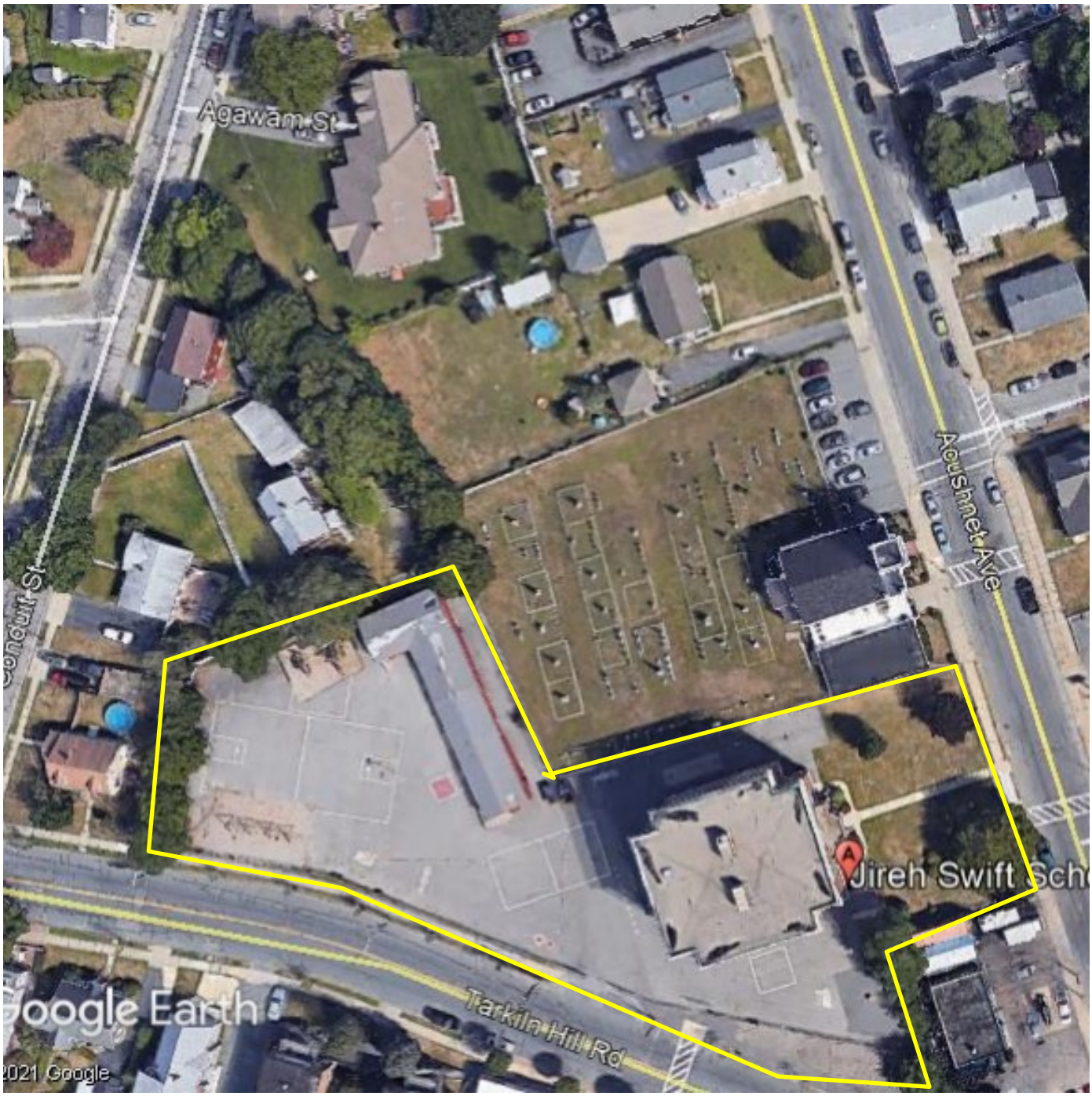
Site Plan



Project Number	Project Name
150612.21R000-001.354	New Bedford Elementary Schools
Source	**On-Site Date**
Google	July 8, 2021

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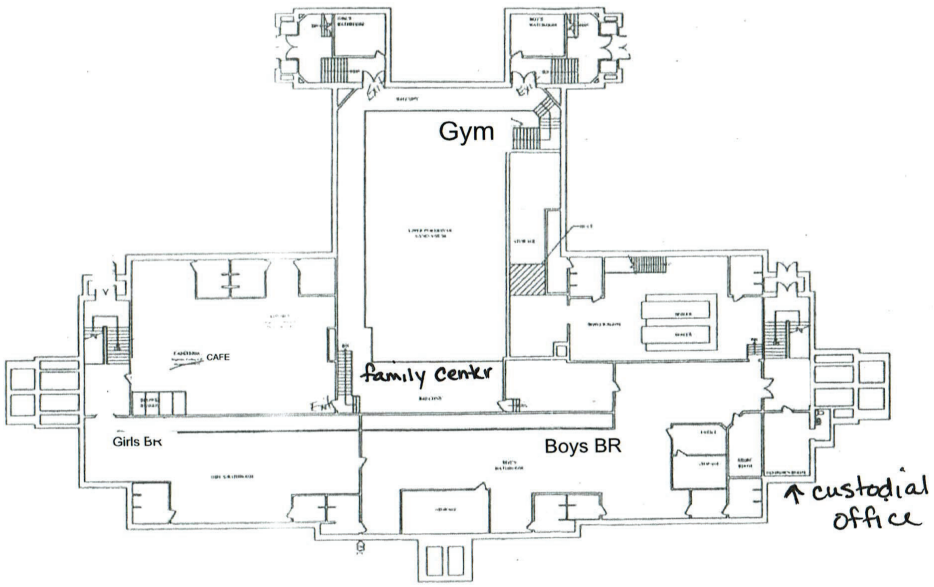
Basement Floor

December 2001



Mt. Pleasant School
Basement

Mount Vernon Group
Architects and Planners

Carlos Pacheco School (formerly Mt. Pleasant Elementary School)
New Bedford, Massachusetts

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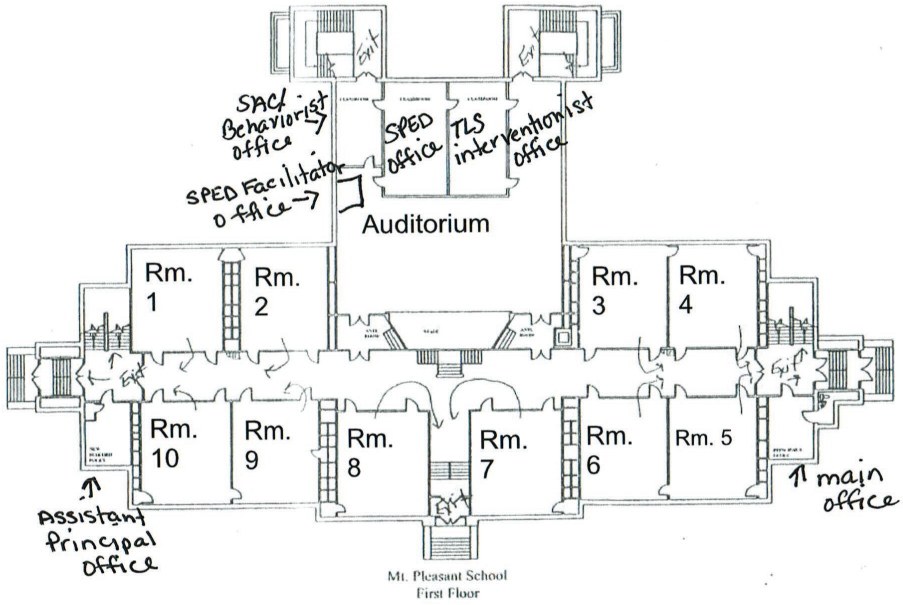
First Floor

December 2001



Mt. Pleasant School
First Floor

Mount Vernon Group
Architects and Planners

Carlos Pacheco School (formerly Mt. Pleasant Elementary School)
New Bedford, Massachusetts

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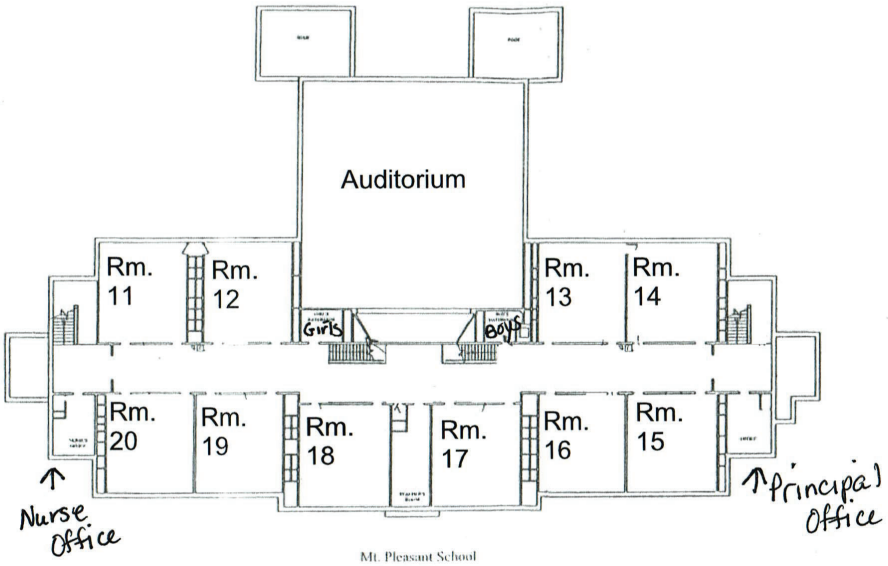
Second Floor

December 2001



Mt. Pleasant School
Second Floor

Mount Vernon Group
Architects and Planners

Carlos Pacheco School (formerly Mt. Pleasant Elementary School)
New Bedford, Massachusetts

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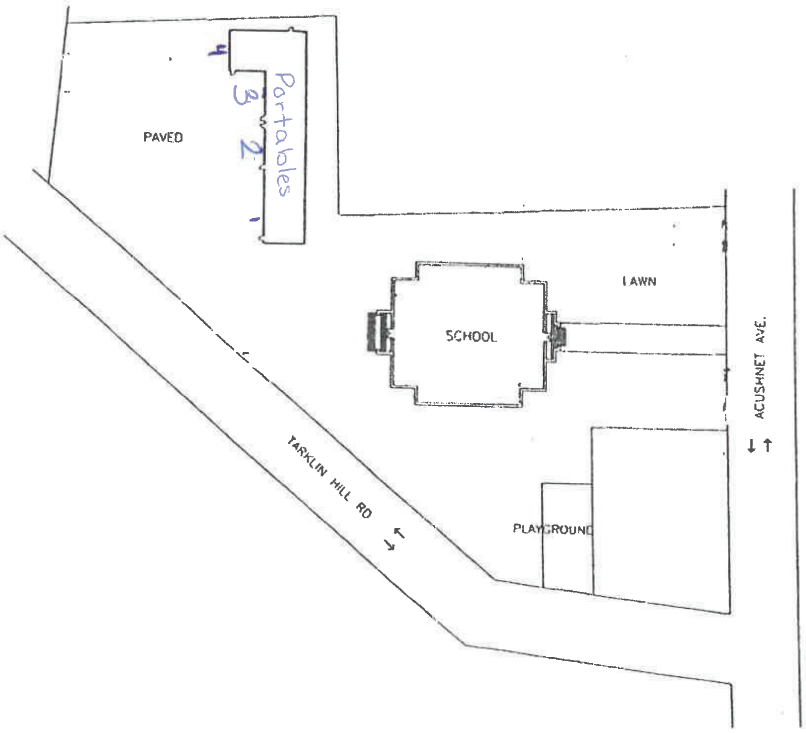
Site Plan

December 2008



School Floor Plans

JIREH SWIFT ELEMENTARY SCHOOL
New Bedford, Massachusetts

Mount Vernon Group
Architects and Planners

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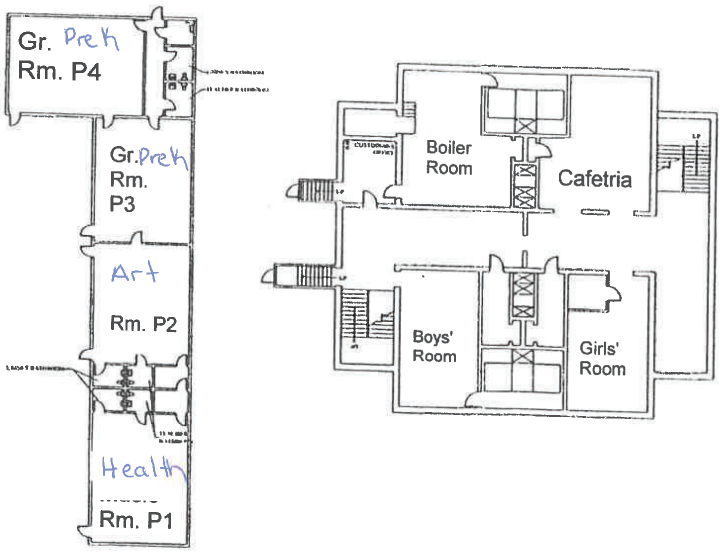
Basement Floor
Modular Building

December 2001



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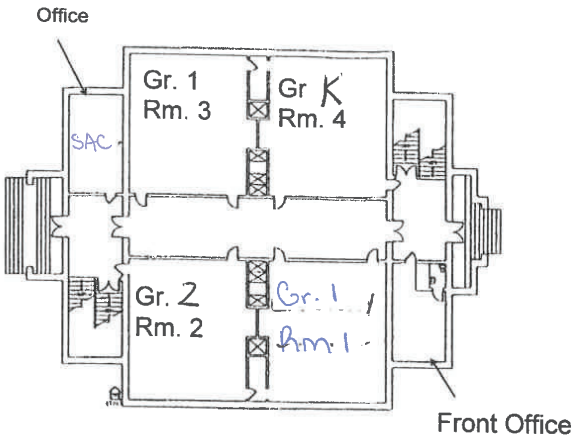
[redacted]

First Floor

December 2001



JIREH SWIFT ELEMENTARY SCHOOL
New Bedford, Massachusetts

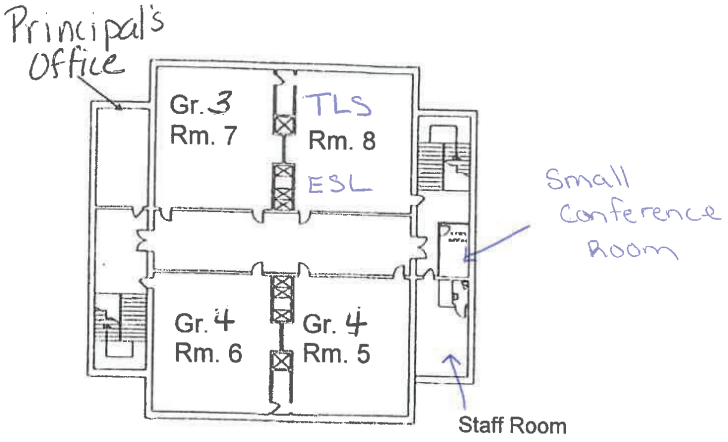
Mount Vernon Group
Architects and Planners

Draft - For Discussion Purposes Only

[redacted]

Second Floor

December 2011



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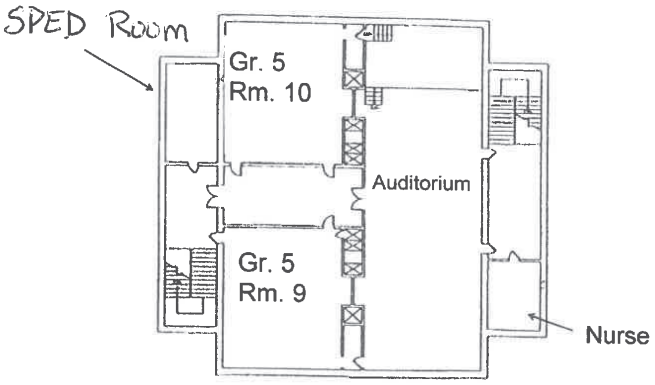
Third Floor

December 2001



Appendix B:
Pre-Survey Questionnaire

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BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carlos Pacheco Elementary

Name of person completing form: Kevin Clapper

Title / Association w/ property: Facilities Coordinator

Length of time associated w/ property: 15

Date Completed: 7/7/2021

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1922	Renovated:	
2	Building size in SF	61,840 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown more than 25 years
		Interiors		Unknown
		HVAC		Boilers
		Electrical		Old
		Site Pavement		Unknown
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	Lighting, booster pump		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Basement gym water entry. Tripping circuit breakers		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Gymnasium floor buckling
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?	X				400 A total! frequent breaker issues when computers on
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, when?		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?				X	

Signature of Assessor

Signature of POC

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BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Jireh Swift Elementary

Name of person completing form: Kevin Clapper

Title / Association w/ property: Facilities Coordinator

Length of time associated w/ property: 15

Date Completed: 7/8/2021

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1908	Renovated:	
2	Building size in SF	27,790 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown
		Interiors		Unknown
		HVAC		1990 boilers
		Electrical		Old systems
		Site Pavement		Unknown
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	Lighting		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unk		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Facade wear, water through masonry areas and windows. Undersized electrical system		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Windows and some wall areas
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?	X				
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, when?		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?				X	

Signature of Assessor

Signature of POC

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Appendix C:
Accessibility Review and Photos

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Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Carlos Pacheco Elementary

BV Project Number: 150612.21R000 - 001.354

Facility History & Interview

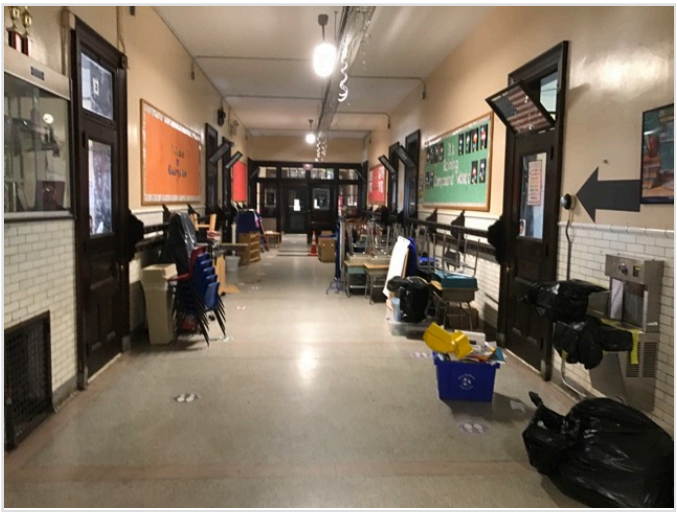
	Question	Yes	No	NA	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?		X		
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X	
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			X	

Carlos Pacheco Elementary: Accessibility Issues

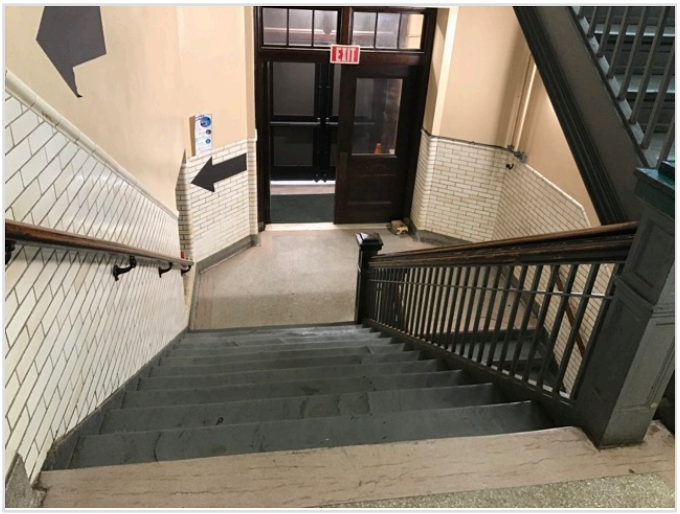
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	Site not accessible at all			
Exterior Accessible Route	Site not accessible			
Building Entrances	All have stairs			
Interior Accessible Route	All have interior stairs			
Elevators	None			
Public Restrooms	No public restrooms or student accommodations			
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Carlos Pacheco Elementary: Photographic Overview



Accessible interior path (ramp/lift)



Door hardware, stair rails, or self-service area

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Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Jireh Swift Elementary

BV Project Number: 150612.21R000 - 001.354

Facility History & Interview

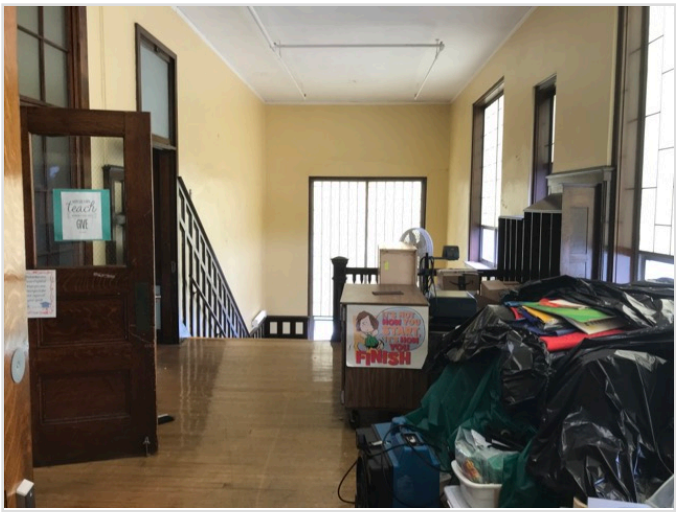
	Question	Yes	No	NA	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?		X		
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X	
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			X	

Jireh Swift Elementary: Accessibility Issues

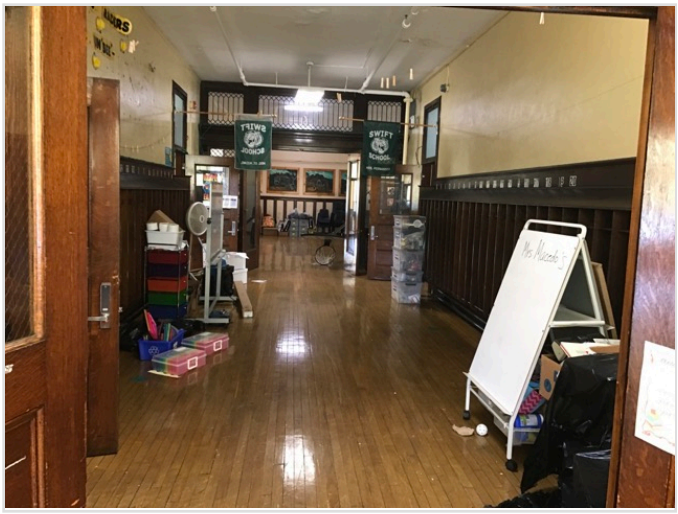
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	No spaces			
Exterior Accessible Route	Stairs at all entrances			
Building Entrances	Stairs outside and inside			
Interior Accessible Route	Stairs from main doors			
Elevators	None			X
Public Restrooms	None			
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools			Limited facilities	
Other				X

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Jireh Swift Elementary: Photographic Overview



Accessible interior path (ramp/lift)



Door hardware, stair rails, or self-service area

Accessible route to playground/pool

Overview of playground/pool

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Appendix D:
Component Condition Report

Component Condition Report | Carlos Pacheco Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Gymnasium	Poor	Basement Wall, any type, Epoxy Injection of Cracks, Repair	300 LF	0	3147547
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick, 3+ Story Building	20,000 SF	25	3147530
B2010	Building exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	500 SF	1	3147541
B2010	Building exterior	Poor	Exterior Walls, Brick or Brick Veneer, 3+ Story Building, Repair/Repoint	20,000 SF	0	3147520
B2010	Building exterior	Poor	Exterior Walls, Aluminum Siding, 1-2 Story Building	300 SF	1	3147526
B2010	Building exterior	Poor	Caulking, Window Edge/Trim, per 36 SF Window (or 24 LF)	140	0	3147543
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	140	10	3147511
B2050	Building exterior	Excellent	Exterior Door, Steel, Standard	6	40	3147525
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	25	3147538
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	22,680 SF	3	3147490
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	95	10	3147514
C1090	Restrooms	Fair	Toilet Partitions, Wood	23	3	3147497
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	95,000 SF	9	3147493
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	10,000 SF	10	3147512
C2030	Gymnasium	Poor	Flooring, Maple Sports Floor	4,000 SF	1	3147536
C2030	Throughout building	Fair	Flooring, Terrazzo	18,500 SF	5	3147486
C2030	Throughout building	Fair	Flooring, Wood, Strip	39,500 SF	3	3147506
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	61,840 SF	9	3147513
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Laundry	2	5	3147533
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	5	3147492
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	61,840 SF	10	3147501
D2010	Utility closet	Good	Water Heater, Electric, Residential [Kitchen]	1	12	3147519
D2010	Utility closet	Good	Pump, Circulation/Booster, Domestic Water	1	22	3147507
D2010	Cafeteria	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	3147531
D2010	Restrooms	Fair	Toilet, Residential Water Closet	8	20	3147505
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	19	15	3147484
D2010	Restrooms	Fair	Urinal, Standard	10	15	3147534
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	19	5	3147491
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	13	3147546
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	5	3147532
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [#2]	1	8	3147539
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [#1]	1	8	3147524
D3050	Mechanical room	Fair	Supplemental Components, Surge Tank, HVAC [Feedwater tank]	1	15	3147521
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	61,840 SF	3	3147498

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Component Condition Report | Carlos Pacheco Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Fair	HVAC Steam Components, Condensate Return Station	1	3	3147528
D3060	Basement	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	3147483
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	61,840 SF	1	3147527
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	7	3147499
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	3	3147510
D5020	Electrical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	3	3147487
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	61,840 SF	10	3147488
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	1	3	3147494
D5040	Throughout building	Poor	Emergency & Exit Lighting, Exit Sign, LED	21	0	3147500
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	61,840 SF	19	3147502
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	19	7	3147495
Fire Alarm & Electronic Systems						
D7050	Throughout building	NA	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	61,840 SF	1	3147544
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	3147481
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	14	3147540
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	2	7	3147489
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	3147545
E1030	Kitchen	Failed	Foodservice Equipment, Freezer, 2-Door Reach-In	1	0	3147516
E1030	Kitchen	Fair	Foodservice Equipment, Microwave Commercial	1	3	3147535
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	3	3147496
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	3147509
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	3147503
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,500 SF	1	3147542
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,500 SF	15	3147508
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	20	3147517
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	3147529
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	15	3147485
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	3,500 SF	2	3147537
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	5,000 SF	15	3147523
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	3147522
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	3147482
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5,000 SF	0	3147548
G2050	Site	Good	Play Structure, Multipurpose, Very Small	1	15	3147504
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,000 LF	15	3147518
G2060	Site	Fair	Flagpole, Metal	1	10	3147515

Component Condition Report | Carlos Pacheco Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	18	3147549
Utilities						
G3060	Site	Poor	Storage Tank, Site Fuel, Underground, Replace/Install	1	1	3147480
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	3153210

Component Condition Report | Jireh Swift Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Classroom building	Fair	Exterior Walls, Textured Plywood (T1-11)	3,100 SF	5	3147589
B2010	Building exterior	Fair	Exterior Walls, Brick, 3+ Story Building	16,000 SF	20	3147619
B2010	Classroom building	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,100 SF	3	3147579
B2010	Building exterior	Poor	Exterior Walls, Brick or Brick Veneer, 3+ Story Building, Repair/Repoint	16,000 SF	0	3147585
B2010	Building exterior	Fair	Exterior Walls, Fiberglass Panel	3,000 SF	3	3147623
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	108	3	3147565
B2020	Classroom building	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	12	10	3147557
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	4	3	3147610
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	4	30	3147607
B2050	Classroom building	Fair	Exterior Door, Steel, Standard	8	5	3147604
Roofing						
B3010	Classroom building	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,950 SF	3	3147629
B3010	Roof	Fair	Roofing, Built-Up	7,450 SF	3	3147612
Interiors						
C1030	Classroom building	Fair	Interior Door, Wood, Solid-Core	14	20	3149360
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	55	5	3147590
C1070	Classroom building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,900 SF	15	3147583
C1090	Restrooms	Fair	Toilet Partitions, Metal	12	3	3147570
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	5	3147622
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	42,000 SF	9	3147611
C2010	Classroom building	Fair	Wall Finishes, Wood Paneling, Plywood	6,200 SF	10	3147571
C2030	Classroom building	Fair	Flooring, Vinyl Tile (VCT)	350 SF	5	3147594
C2030	Throughout building	Fair	Flooring, Wood, Strip	20,000 SF	3	3147588
C2030	Throughout building	Fair	Flooring, Terrazzo	4,000 SF	5	3147562
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	3	3147630
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	27,790 SF	9	3147621
Plumbing						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	15	3147601
D2010	Restrooms	Good	Urinal, Standard	8	25	3147591
D2010	Classroom building	Fair	Toilet, Residential Water Closet	6	15	3147558
D2010	Classroom building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	3147613
D2010	Basement	Excellent	Water Heater, Electric, Residential	1	15	3147564

Component Condition Report | Jireh Swift Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	3147578
D2010	Basement	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	3147560
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	7	25	3147593
D2010	Classroom building	Fair	Water Heater, Electric, Residential	2	5	3147627
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	3147575
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Laundry	2	15	3147609
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	25	3147573
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	3147587
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	9	3147568
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	25	3147618
D2020	Kitchen	Good	Supplemental Components, Grease Trap/Interceptor, Undercounter	1	15	3147581
HVAC						
D3010	Mechanical room	Fair	Storage Tank, Fuel [Day Tank]	1	3	3147595
D3010	Boiler room	NA	Supplemental Components, Tank Monitoring System, Fuel Oil	1	0	3147592
D3020	Mechanical room	Fair	Boiler, Oil, HVAC [#1]	1	5	3147569
D3020	Mechanical room	Fair	Boiler, Oil, HVAC [#2]	1	5	3147596
D3030	Classroom building	Fair	Air Conditioner, Window/Thru-Wall	8	7	3147617
D3050	Mechanical room	Fair	HVAC Steam Components, Condensate Return Station	1	5	3147603
D3050	Mechanical room	Good	HVAC Steam Components, Condensate Return Station [Feed water tank]	1	21	3147572
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	27,790 SF	3	3147628
D3060	Basement	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	3	3147620
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	27,790 SF	3	3147602
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	8	3147599
Electrical						
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	27,790 SF	1	3147608
D5020	Classroom building	Fair	Distribution Panel, 120/240 V	1	15	3147615
D5040	Throughout building	Poor	Emergency & Exit Lighting, Exit Sign, LED	8	0	3147561
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	27,790 SF	19	3147582
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	27,790 SF	20	3147559
D7050	Classroom building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,950 SF	10	3147598
D7050	Classroom building	Fair	Fire Alarm Panel, Multiplex	1	5	3147586
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	3147605
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	3147616
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	2	13	3147576
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	13	3147600
E1040	Lobby	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	3147566
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	3,950 SF	15	3147606

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Component Condition Report | Jireh Swift Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	18,000 SF	15	3147624
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	18,000 SF	2	3147574
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,400 SF	30	3147577
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,500 SF	2	3147580
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	3	3147625
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 6" Depth	3,000 SF	0	3147597
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	3147584
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	850 LF	20	3147614
G2060	Site	Fair	Flagpole, Metal	1	10	3147563
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	17	3147626
Utilities						
G3060	Site	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1	5	3147556
Follow-up Studies						
P2030	Building exterior	Poor	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	0	3147567
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	3153211

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Appendix E:
Replacement Reserves

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Replacement Reserves Report

7/27/2021

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
Carlos Pacheco Elementary		A2010	3147547	Basement Wall, any type, Epoxy Injection of Cracks, Repair	0	0	0	300	LF	$181.90	$54,570	$54,570																						**$54,570**
Carlos Pacheco Elementary		B2010	3147520	Exterior Walls, Brick or Brick Veneer, 3+ Story Building, Repair/Repoint	0	0	0	20000	SF	$40.66	$813,200	$813,200																						**$813,200**
Carlos Pacheco Elementary		B2010	3147541	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	9	1	500	SF	$3.21	$1,605		$1,605										$1,605											**$3,210**
Carlos Pacheco Elementary		B2010	3147526	Exterior Walls, Aluminum Siding, 1-2 Story Building, Replace	40	39	1	300	SF	$7.49	$2,247		$2,247																						**$2,247**
Carlos Pacheco Elementary		B2010	3147543	Caulking, Window Edge/Trim, per 36 SF Window (or 24 LF), Replace	0	0	0	140	EA	$179.76	$25,166	$25,166																						**$25,166**
Carlos Pacheco Elementary		B2020	3147511	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	140	EA	$1,337.50	$187,250											$187,250												**$187,250**
Carlos Pacheco Elementary		B3010	3147490	Roofing, Built-Up, Replace	25	22	3	22680	SF	$14.98	$339,746				$339,746																		**$339,746**
Carlos Pacheco Elementary		C1030	3147514	Interior Door, Wood, Solid-Core, Replace	40	30	10	95	EA	$749.00	$71,155											$71,155												**$71,155**
Carlos Pacheco Elementary		C1090	3147497	Toilet Partitions, Wood, Replace	20	17	3	23	EA	$535.00	$12,305				$12,305																		**$12,305**
Carlos Pacheco Elementary		C2010	3147512	Wall Finishes, Ceramic Tile, Replace	40	30	10	10000	SF	$19.26	$192,600											$192,600												**$192,600**
Carlos Pacheco Elementary		C2010	3147493	Wall Finishes, any surface, Prep & Paint	10	1	9	95000	SF	$1.61	$152,475										$152,475											$152,475		**$304,950**
Carlos Pacheco Elementary		C2030	3147506	Flooring, Wood, Strip, Replace	30	27	3	39500	SF	$16.05	$633,975				$633,975																		**$633,975**
Carlos Pacheco Elementary		C2030	3147486	Flooring, Terrazzo, Replace	50	45	5	18500	SF	$14.98	$277,130						$277,130																**$277,130**
Carlos Pacheco Elementary		C2030	3147536	Flooring, Maple Sports Floor, Replace	30	29	1	4000	SF	$12.84	$51,360		$51,360																				**$51,360**
Carlos Pacheco Elementary		C2050	3147513	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	61840	SF	$2.14	$132,338									$132,338											$132,338		**$264,675**
Carlos Pacheco Elementary		D2010	3147519	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	$963.00	$963													$963									**$963**
Carlos Pacheco Elementary		D2010	3147546	Water Heater, Electric, Residential, Replace	15	2	13	1	EA	$963.00	$963														$963								**$963**
Carlos Pacheco Elementary		D2010	3147501	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	61840	SF	$5.35	$330,844											$330,844												**$330,844**
Carlos Pacheco Elementary		D2010	3147533	Sink/Lavatory, Service Sink, Laundry, Replace	30	25	5	2	EA	$963.00	$1,926						$1,926																	**$1,926**
Carlos Pacheco Elementary		D2010	3147492	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	6	EA	$1,284.00	$7,704						$7,704															$7,704		**$15,408**
Carlos Pacheco Elementary		D2010	3147491	Toilet, Commercial Water Closet, Replace	30	25	5	19	EA	$1,391.00	$26,429						$26,429																	**$26,429**
Carlos Pacheco Elementary		D2010	3147532	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	2	EA	$1,498.00	$2,996						$2,996																	**$2,996**
Carlos Pacheco Elementary		D2010	3147484	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	19	EA	$1,605.00	$30,495																	$30,495						**$30,495**
Carlos Pacheco Elementary		D2010	3147534	Urinal, Standard, Replace	30	15	15	10	EA	$1,177.00	$11,770																	$11,770						**$11,770**
Carlos Pacheco Elementary		D2010	3147531	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,675.00	$2,675																					$2,675		**$2,675**
Carlos Pacheco Elementary		D2010	3147505	Toilet, Residential Water Closet, Replace	30	10	20	8	EA	$749.00	$5,992																					$5,992		**$5,992**
Carlos Pacheco Elementary		D3020	3147539	Boiler, Gas, HVAC, Replace	30	22	8	1	EA	$144,450.00	$144,450								$144,450														**$144,450**
Carlos Pacheco Elementary		D3020	3147524	Boiler, Gas, HVAC, Replace	30	22	8	1	EA	$144,450.00	$144,450								$144,450														**$144,450**
Carlos Pacheco Elementary		D3050	3147498	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	37	3	61840	SF	$5.35	$330,844				$330,844																		**$330,844**
Carlos Pacheco Elementary		D3050	3147521	Supplemental Components, Surge Tank, HVAC, Replace	30	15	15	1	EA	$6,580.50	$6,581																$6,581						**$6,581**
Carlos Pacheco Elementary		D3050	3147528	HVAC Steam Components, Condensate Return Station, Replace	25	22	3	1	EA	$9,202.00	$9,202				$9,202																		**$9,202**
Carlos Pacheco Elementary		D3060	3147483	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	$1,498.00	$1,498				$1,498																		**$1,498**
Carlos Pacheco Elementary		D4010	3147527	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	39	1	61840	SF	$5.35	$330,844		$330,844																				**$330,844**
Carlos Pacheco Elementary		D4030	3147499	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	7	EA	$160.50	$1,124								$1,124										$1,124				**$2,247**
Carlos Pacheco Elementary		D5020	3147510	Switchboard, 120/208 V, Replace	40	37	3	1	EA	$42,800.00	$42,800				$42,800																		**$42,800**
Carlos Pacheco Elementary		D5020	3147487	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	27	3	1	EA	$6,420.00	$6,420				$6,420																		**$6,420**
Carlos Pacheco Elementary		D5030	3147488	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	61840	SF	$2.68	$165,422											$165,422												**$165,422**
Carlos Pacheco Elementary		D5040	3147500	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	10	0	21	EA	$235.40	$4,943	$4,943										$4,943										$4,943		**$14,830**
Carlos Pacheco Elementary		D5040	3147494	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	7	3	1	EA	$321.00	$321				$321											$321								**$642**
Carlos Pacheco Elementary		D5040	3147495	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	3	7	19	EA	$235.40	$4,473								$4,473										$4,473				**$8,945**
Carlos Pacheco Elementary		D5040	3147502	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	1	19	61840	SF	$6.42	$397,013																			$397,013			**$397,013**
Carlos Pacheco Elementary		D7050	3147544	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	19	1	61840	SF	$3.21	$198,506		$198,506																				**$198,506**
Carlos Pacheco Elementary		E1030	3147516	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	15	0	1	EA	$5,457.00	$5,457	$5,457																$5,457						**$10,914**
Carlos Pacheco Elementary		E1030	3147481	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	$5,029.00	$5,029				$5,029																		**$10,058**
Carlos Pacheco Elementary		E1030	3147545	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$16,050.00	$16,050				$16,050																		**$16,050**
Carlos Pacheco Elementary		E1030	3147535	Foodservice Equipment, Microwave Commercial, Replace	10	7	3	1	EA	$1,177.00	$1,177				$1,177										$1,177								**$2,354**
Carlos Pacheco Elementary		E1030	3147496	Foodservice Equipment, Freezer, Chest, Replace	15	12	3	1	EA	$1,926.00	$1,926				$1,926																$1,926		**$3,852**
Carlos Pacheco Elementary		E1030	3147489	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	2	EA	$5,992.00	$11,984								$11,984										$11,984				**$23,968**
Carlos Pacheco Elementary		E1030	3147540	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	1	14	1	EA	$1,819.00	$1,819															$1,819							**$1,819**
Carlos Pacheco Elementary		E1030	3147509	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	$3,852.00	$3,852															$3,852							**$3,852**
Carlos Pacheco Elementary		E1040	3147503	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,605.00	$1,605						$1,605											$1,605						**$3,210**
Carlos Pacheco Elementary		G2020	3147542	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	29500	SF	$0.48	$14,204		$14,204					$14,204					$14,204					$14,204						**$56,817**
Carlos Pacheco Elementary		G2020	3147508	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	29500	SF	$3.75	$110,478																	$110,478						**$110,478**
Carlos Pacheco Elementary		G2030	3147517	Sidewalk, Concrete, Large Areas, Replace	50	30	20	5000	SF	$9.63	$48,150																					$48,150		**$48,150**
Carlos Pacheco Elementary		G2050	3147548	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	5000	SF	$0.48	$2,408	$2,408					$2,408					$2,408						$2,408					$2,408	**$12,038**
Carlos Pacheco Elementary		G2050	3147485	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	2	EA	$10,165.00	$20,330																	$20,330						**$20,330**
Carlos Pacheco Elementary		G2050	3147523	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	10	15	5000	SF	$6.96	$34,775																	$34,775						**$34,775**
Carlos Pacheco Elementary		G2050	3147537	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	3500	SF	$2.14	$7,490			$7,490			$7,490			$7,490			$7,490			$7,490			$7,490			$7,490		**$52,430**
Carlos Pacheco Elementary		G2050	3147529	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	$37,450.00	$37,450						$37,450																	**$37,450**
Carlos Pacheco Elementary		G2050	3147482	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$21,400.00	$21,400						$21,400																	**$21,400**

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Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
Carlos Pacheco Elementary		G2050	3147522	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,675.00	$2,675											$2,675												**$2,675**
Carlos Pacheco Elementary		G2050	3147504	Play Structure, Multipurpose, Very Small, Replace	20	5	15	1	EA	$6,420.00	$6,420																$6,420							**$6,420**
Carlos Pacheco Elementary		G2060	3147518	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	1000	LF	$26.75	$26,750																$26,750							**$26,750**
Carlos Pacheco Elementary		G2060	3147515	Flagpole, Metal, Replace	30	20	10	1	EA	$2,675.00	$2,675											$2,675												**$2,675**
Carlos Pacheco Elementary		G3060	3147480	Storage Tank, Site Fuel, Underground, Replace/Install	25	24	1	1	EA	$64,200.00	$64,200		$64,200																					**$64,200**
Carlos Pacheco Elementary		G4050	3147549	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	7	EA	$428.00	$2,996																			$2,996				**$2,996**
Carlos Pacheco Elementary		Y1090	3153210	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$8,025.00	$8,025	$8,025																						**$8,025**
Jireh Swift Elementary		B2010	3147585	Exterior Walls, Brick or Brick Veneer, 3+ Story Building, Repair/Repoint	0	0	0	16000	SF	$40.66	$650,560	$650,560																						**$650,560**
Jireh Swift Elementary		B2010	3147579	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	3100	SF	$3.21	$9,951				$9,951									$9,951										**$19,902**
Jireh Swift Elementary		B2010	3147623	Exterior Walls, Fiberglass Panel, Replace	35	32	3	3000	SF	$12.84	$38,520				$38,520																			**$38,520**
Jireh Swift Elementary		B2010	3147589	Exterior Walls, Textured Plywood (T1-11), Replace	20	15	5	3100	SF	$8.03	$24,878						$24,878																	**$24,878**
Jireh Swift Elementary		B2010	3147619	Exterior Walls, Brick, 3+ Story Building, Replace	50	30	20	16000	SF	$62.06	$992,960																					$992,960		**$992,960**
Jireh Swift Elementary		B2020	3147565	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	27	3	108	EA	$1,016.50	$109,782				$109,782																			**$109,782**
Jireh Swift Elementary		B2020	3147557	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	20	10	12	EA	$642.00	$7,704											$7,704												**$7,704**
Jireh Swift Elementary		B2050	3147610	Exterior Door, Steel, Standard, Replace	40	37	3	4	EA	$642.00	$2,568				$2,568																			**$2,568**
Jireh Swift Elementary		B2050	3147604	Exterior Door, Steel, Standard, Replace	40	35	5	8	EA	$642.00	$5,136						$5,136																	**$5,136**
Jireh Swift Elementary		B3010	3147629	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	17	3	3950	SF	$4.07	$16,061				$16,061																			**$16,061**
Jireh Swift Elementary		B3010	3147612	Roofing, Built-Up, Replace	25	22	3	7450	SF	$14.98	$111,601				$111,601																			**$111,601**
Jireh Swift Elementary		C1030	3147590	Interior Door, Wood, Solid-Core, Replace	40	35	5	55	EA	$749.00	$41,195						$41,195																	**$41,195**
Jireh Swift Elementary		C1030	3149360	Interior Door, Wood, Solid-Core, Replace	40	20	20	14	EA	$749.00	$10,486																					$10,486		**$10,486**
Jireh Swift Elementary		C1070	3147583	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	3900	SF	$3.75	$14,606																$14,606							**$14,606**
Jireh Swift Elementary		C1090	3147570	Toilet Partitions, Metal, Replace	20	17	3	12	EA	$909.50	$10,914				$10,914																			**$10,914**
Jireh Swift Elementary		C2010	3147622	Wall Finishes, Ceramic Tile, Replace	40	35	5	3000	SF	$19.26	$57,780						$57,780																	**$57,780**
Jireh Swift Elementary		C2010	3147571	Wall Finishes, Wood Paneling, Plywood, Replace	30	20	10	6200	SF	$6.42	$39,804											$39,804												**$39,804**
Jireh Swift Elementary		C2010	3147611	Wall Finishes, any surface, Prep & Paint	10	1	9	42000	SF	$1.61	$67,410										$67,410										$67,410			**$134,820**
Jireh Swift Elementary		C2030	3147630	Flooring, Ceramic Tile, Replace	40	37	3	3000	SF	$19.26	$57,780				$57,780																			**$57,780**
Jireh Swift Elementary		C2030	3147588	Flooring, Wood, Strip, Replace	30	27	3	20000	SF	$16.05	$321,000				$321,000																			**$321,000**
Jireh Swift Elementary		C2030	3147594	Flooring, Vinyl Tile (VCT), Replace	15	10	5	350	SF	$5.35	$1,873						$1,873																$1,873	**$3,745**
Jireh Swift Elementary		C2030	3147562	Flooring, Terrazzo, Replace	50	45	5	4000	SF	$14.98	$59,920						$59,920																	**$59,920**
Jireh Swift Elementary		C2050	3147621	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	27790	SF	$2.14	$59,471										$59,471										$59,471			**$118,941**
Jireh Swift Elementary		D2010	3147627	Water Heater, Electric, Residential, Replace	15	10	5	2	EA	$695.50	$1,391						$1,391																$1,391	**$2,782**
Jireh Swift Elementary		D2010	3147568	Water Heater, Gas, Residential, Replace	15	6	9	1	EA	$1,391.00	$1,391										$1,391													**$1,391**
Jireh Swift Elementary		D2010	3147564	Water Heater, Electric, Residential, Replace	15	0	15	1	EA	$963.00	$963																$963							**$963**
Jireh Swift Elementary		D2010	3147560	Sink/Lavatory, Service Sink, Laundry, Replace	30	20	10	1	EA	$963.00	$963											$963												**$963**
Jireh Swift Elementary		D2010	3147575	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	$1,391.00	$5,564											$5,564												**$5,564**
Jireh Swift Elementary		D2010	3147601	Toilet, Residential Water Closet, Replace	30	15	15	3	EA	$749.00	$2,247																$2,247							**$2,247**
Jireh Swift Elementary		D2010	3147558	Toilet, Residential Water Closet, Replace	30	15	15	6	EA	$749.00	$4,494																$4,494							**$4,494**
Jireh Swift Elementary		D2010	3147613	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	6	EA	$1,605.00	$9,630																$9,630							**$9,630**
Jireh Swift Elementary		D2010	3147609	Sink/Lavatory, Service Sink, Laundry, Replace	30	15	15	2	EA	$963.00	$1,926																$1,926							**$1,926**
Jireh Swift Elementary		D2010	3147587	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$1,498.00	$1,498																$1,498							**$1,498**
Jireh Swift Elementary		D2010	3147578	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	1	EA	$1,819.00	$1,819																					$1,819		**$1,819**
Jireh Swift Elementary		D2020	3147581	Supplemental Components, Grease Trap/Interceptor, Undercounter, Replace	20	5	15	1	EA	$1,926.00	$1,926																$1,926							**$1,926**
Jireh Swift Elementary		D3010	3147592	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace	20	20	0	1	EA	$11,770.00	$11,770	$11,770																				$11,770		**$23,540**
Jireh Swift Elementary		D3010	3147595	Storage Tank, Fuel, Replace	25	22	3	1	EA	$1,070.00	$1,070				$1,070																			**$1,070**
Jireh Swift Elementary		D3020	3147569	Boiler, Oil, HVAC, Replace	30	25	5	1	EA	$171,200.00	$171,200						$171,200																	**$171,200**
Jireh Swift Elementary		D3020	3147596	Boiler, Oil, HVAC, Replace	30	25	5	1	EA	$171,200.00	$171,200						$171,200																	**$171,200**
Jireh Swift Elementary		D3030	3147617	Air Conditioner, Window/Thru-Wall, Replace	10	3	7	8	EA	$2,354.00	$18,832								$18,832											$18,832				**$37,664**
Jireh Swift Elementary		D3050	3147628	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	37	3	27790	SF	$5.35	$148,677				$148,677																			**$148,677**
Jireh Swift Elementary		D3050	3147603	HVAC Steam Components, Condensate Return Station, Replace	25	20	5	1	EA	$9,202.00	$9,202						$9,202																	**$9,202**
Jireh Swift Elementary		D3060	3147620	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	2	EA	$1,498.00	$2,996				$2,996																			**$2,996**
Jireh Swift Elementary		D4010	3147602	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	27790	SF	$1.61	$44,603				$44,603																			**$44,603**
Jireh Swift Elementary		D4030	3147599	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	6	EA	$160.50	$963									$963											$963			**$1,926**
Jireh Swift Elementary		D5020	3147608	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	39	1	27790	SF	$19.26	$535,235		$535,235																					**$535,235**
Jireh Swift Elementary		D5020	3147615	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	$2,675.00	$2,675																$2,675							**$2,675**
Jireh Swift Elementary		D5040	3147561	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	10	0	8	EA	$235.40	$1,883	$1,883										$1,883											$1,883	**$5,650**
Jireh Swift Elementary		D5040	3147582	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	27790	SF	$8.56	$237,882																				$237,882			**$237,882**
Jireh Swift Elementary		D7050	3147586	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	$4,280.00	$4,280						$4,280																$4,280	**$8,560**
Jireh Swift Elementary		D7050	3147598	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3950	SF	$3.21	$12,680											$12,680												**$12,680**
Jireh Swift Elementary		D7050	3147559	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	0	20	27790	SF	$3.21	$89,206																					$89,206		**$89,206**
Jireh Swift Elementary		E1030	3147616	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	$5,992.00	$5,992								$5,992											$5,992				**$11,984**
Jireh Swift Elementary		E1030	3147605	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	$4,922.00	$4,922														$4,922									**$4,922**
Jireh Swift Elementary		E1030	3147576	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	2	13	2	EA	$3,852.00	$7,704														$7,704									**$7,704**
Jireh Swift Elementary		E1030	3147600	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	2	13	1	EA	$3,317.00	$3,317														$3,317									**$3,317**
Jireh Swift Elementary		E1040	3147566	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	$1,605.00	$1,605									$1,605											$1,605			**$3,210**

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Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
Jireh Swift Elementary		F1020	3147606	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	20	15	3950	SF	$214.00	$845,300																$845,300						**$845,300**
Jireh Swift Elementary		G2020	3147574	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	18000	SF	$0.48	$8,667			$8,667					$8,667					$8,667					$8,667				**$34,668**
Jireh Swift Elementary		G2020	3147624	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	18000	SF	$3.75	$67,410																$67,410						**$67,410**
Jireh Swift Elementary		G2050	3147580	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	16500	SF	$0.48	$7,945			$7,945					$7,945					$7,945					$7,945				**$31,779**
Jireh Swift Elementary		G2050	3147625	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	2	EA	$10,165.00	$20,330				$20,330																	**$20,330**
Jireh Swift Elementary		G2050	3147597	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	3000	SF	$2.14	$6,420	$6,420			$6,420			$6,420			$6,420			$6,420			$6,420			$6,420			**$44,940**
Jireh Swift Elementary		G2050	3147584	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,675.00	$2,675											$2,675											**$2,675**
Jireh Swift Elementary		G2060	3147614	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	850	LF	$22.47	$19,100																						**$19,100**
Jireh Swift Elementary		G2060	3147563	Flagpole, Metal, Replace	30	20	10	1	EA	$2,675.00	$2,675											$2,675											**$2,675**
Jireh Swift Elementary		G3060	3147556	Storage Tank, Site Fuel, Underground, Replace/Install	25	20	5	1	EA	$64,200.00	$64,200						$64,200																**$64,200**
Jireh Swift Elementary		G4050	3147626	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	2	EA	$428.00	$856																			$856			**$856**
Jireh Swift Elementary		P2030	3147567	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	0	0	1	EA	$7,490.00	$7,490	$7,490																					**$7,490**
Jireh Swift Elementary		Y1090	3153211	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	$8,025.00	$8,025	$8,025																					**$8,025**
Totals, Unescalated												**$1,599,918**	**$1,198,202**	**$24,102**	**$2,303,566**	**$0**	**$998,792**	**$20,624**	**$59,016**	**$298,958**	**$419,504**	**$1,033,920**	**$23,299**	**$23,995**	**$28,355**	**$13,161**	**$1,216,162**	**$14,204**	**$67,362**	**$18,939**	**$1,046,588**	**$1,214,129**	**$11,622,795**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,599,918**	**$1,234,148**	**$25,570**	**$2,517,168**	**$0**	**$1,157,873**	**$24,626**	**$72,582**	**$378,711**	**$547,358**	**$1,389,501**	**$32,252**	**$34,211**	**$41,640**	**$19,907**	**$1,894,741**	**$22,794**	**$111,339**	**$32,242**	**$1,835,199**	**$2,192,852**	**$15,164,632**

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Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147507	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	Replace	Carlos Pacheco Elementary	Utility closet	Goulds Water Technology	FG-2B504E-VS	7506007	2018			$6,100	2043
2	3147564	D2010	**Water Heater**	Electric, Residential	40 GAL	Replace	Jireh Swift Elementary	Basement	Rheem	PR0E28 S2 RU95	Q032133706	2021			$900	2036
3	3147627	D2010	**Water Heater**	Electric, Residential	10 GAL	Replace	Jireh Swift Elementary	Classroom building	Inaccessible	Inaccessible	Inaccessible				2 $1,300	2026
4	3147546	D2010	**Water Heater**	Electric, Residential	40 GAL	Replace	Carlos Pacheco Elementary	Utility closet	Bradford White	RG240T6N	TK44108120	2019			$900	2034
5	3147568	D2010	**Water Heater**	Gas, Residential	40 GAL	Replace	Jireh Swift Elementary	Mechanical room	Bradford White	RG240S6N	PL40525565	2015			$1,300	2030
6	3147519	D2010	**Water Heater** [Kitchen]	Electric, Residential	50 GAL	Replace	Carlos Pacheco Elementary	Utility closet	Bradford White	RE350S6-1NCWW	SG41860132	2018			$900	2033
7	3147581	D2020	**Supplemental Components**	Grease Trap/Interceptor, Undercounter		Replace	Jireh Swift Elementary	Kitchen	Douglas Industries	3920A02(S)	No tag/plate found				$1,800	2036

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147592	D3010	**Supplemental Components**	Tank Monitoring System, Fuel Oil		Replace	Jireh Swift Elementary	Boiler room							$11,000	2021
2	3147595	D3010	**Storage Tank** [Day Tank]	Fuel	40 GAL	Replace	Jireh Swift Elementary	Mechanical room	Illegible	Illegible	Illegible				$1,000	2024
3	3147524	D3020	**Boiler** [#1]	Gas, HVAC	4763 MBH	Replace	Carlos Pacheco Elementary	Mechanical room	Weil-McLain	1588	No tag/plate found	1999			$135,000	2029
4	3147569	D3020	**Boiler** [#1]	Oil, HVAC	2369 MBH	Replace	Jireh Swift Elementary	Mechanical room	Weil-McLain	1188	CP 1950318	1990			$160,000	2026
5	3147539	D3020	**Boiler** [#2]	Gas, HVAC	4763 MBH	Replace	Carlos Pacheco Elementary	Mechanical room	Weil-McLain	1588	CP 2312524	1999			$135,000	2029
6	3147596	D3020	**Boiler** [#2]	Oil, HVAC	2369 MBH	Replace	Jireh Swift Elementary	Mechanical room	Weil-McLain	1188	No tag/plate found	1990			$160,000	2026
7	3147617	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Replace	Jireh Swift Elementary	Classroom building	Various	Various					8 $17,600	2028
8	3147521	D3050	**Supplemental Components** [Feedwater tank]	Surge Tank, HVAC	175 GAL	Replace	Carlos Pacheco Elementary	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found				$6,150	2036
9	3147603	D3050	**HVAC Steam Components**	Condensate Return Station	15 GAL	Replace	Jireh Swift Elementary	Mechanical room	Illegible	Illegible	Illegible				$8,600	2026
10	3147528	D3050	**HVAC Steam Components**	Condensate Return Station	15 GAL	Replace	Carlos Pacheco Elementary	Mechanical room	Dunham-Bush	GCD15	9504	1999			$8,600	2024
11	3147572	D3050	**HVAC Steam Components** [Feed water tank]	Condensate Return Station	100 GAL	Replace	Jireh Swift Elementary	Mechanical room	Bell & Gossett	100 VBFD-B	161004	2017			$8,600	2042
12	3147483	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	400 CFM	Replace	Carlos Pacheco Elementary	Basement	Inaccessible	Inaccessible	Inaccessible				$1,400	2024
13	3147620	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	400 CFM	Replace	Jireh Swift Elementary	Basement	No tag/plate found						2 $2,800	2024

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147499	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Replace	Carlos Pacheco Elementary	Throughout building							7 $1,050	2028
2	3147599	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Replace	Jireh Swift Elementary	Throughout building							6 $900	2029

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147510	D5020	**Switchboard**	120/208 V	400 AMP	Replace	Carlos Pacheco Elementary	Electrical room	National Switchboard	No tag/plate found	No tag/plate found				$40,000	2024
2	3147615	D5020	**Distribution Panel**	120/240 V	200 AMP	Replace	Jireh Swift Elementary	Classroom building	General Electric	Powermark Plus	No tag/plate found				$2,500	2036
3	3147495	D5040	**Emergency & Exit Lighting**	Emergency Light Pack, 2 Light w/ Battery		Replace	Carlos Pacheco Elementary	Throughout building							19 $4,180	2028
4	3147561	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Replace	Jireh Swift Elementary	Throughout building							8 $1,760	2021
5	3147500	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Replace	Carlos Pacheco Elementary	Throughout building							21 $4,620	2021
6	3147494	D5040	**Emergency & Exit Lighting**	Exit Sign/Emergency Combo, LED		Replace	Carlos Pacheco Elementary	Throughout building							$300	2024

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147586	D7050	**Fire Alarm Panel**	Multiplex		Replace	Jireh Swift Elementary	Classroom building	Honeywell Fire-Lite			2008			$4,000	2026

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147489	E1030	**Foodservice Equipment**	Convection Oven, Single		Replace	Carlos Pacheco Elementary	Kitchen	Blodgett	Inaccessible	Inaccessible				2 $11,200	2028

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2	3147616	E1030	**Foodservice Equipment**	Convection Oven, Single		Replace	Jireh Swift Elementary	Kitchen	Blodgett	GZL-10	117367L-9			$5,600	2028
3	3147576	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Replace	Jireh Swift Elementary	Kitchen	STANDEX	AR162WVS/0-A	1910 304937	2019		2 $7,200	2034
4	3147509	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Replace	Carlos Pacheco Elementary	Kitchen	True Manufacturing Co	TMC-58-HC	10064128			$3,600	2035
5	3147540	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Replace	Carlos Pacheco Elementary	Kitchen	Metro	CSCME043342	11/20	2020		$1,700	2035
6	3147600	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In		Replace	Jireh Swift Elementary	Kitchen	Nor-Lake	F23-S	F23S-18030054			$3,100	2034
7	3147516	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Replace	Carlos Pacheco Elementary	Kitchen	Hobart	DAF2	321046678			$5,100	2021
8	3147496	E1030	**Foodservice Equipment**	Freezer, Chest		Replace	Carlos Pacheco Elementary	Kitchen	Whirlpool	TCF1510GW00 E0	EWH1993539			$1,800	2024
9	3147535	E1030	**Foodservice Equipment**	Microwave Commercial		Replace	Carlos Pacheco Elementary	Kitchen	Amana	RFS9B	9701191957			$1,100	2024
10	3147481	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Replace	Carlos Pacheco Elementary	Kitchen	Duke Manufacturing	No tag/plate found	No tag/plate found			$4,700	2024
11	3147605	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Replace	Jireh Swift Elementary	Kitchen	Nor-Lake	R49-S	R49S-18120036			$4,600	2034
12	3147545	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Replace	Carlos Pacheco Elementary	Kitchen	Hobart	No tag/plate found	No tag/plate found			$15,000	2024
13	3147566	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Replace	Jireh Swift Elementary	Lobby	Philips	Heartstart	No tag/plate found			$1,500	2029
14	3147503	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Replace	Carlos Pacheco Elementary	Office	Philips	Heartstart	No tag/plate found			$1,500	2026

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	3147480	G3060	**Storage Tank**	Site Fuel, Underground	10000 GAL	Replace/Install	Carlos Pacheco Elementary	Site							$60,000	2022
2	3147556	G3060	**Storage Tank**	Site Fuel, Underground	10000 GAL	Replace/Install	Jireh Swift Elementary	Site				1990			$60,000	2026